

CERTIFICATE OF APPROPRIATENESS**Application Date:** March 2, 2016**Applicant:** Matt Grauvogl, RSFM Inc. for Kimberlee Sturrock, owner**Property:** 1122 Peddie Street, Lots 7 & 8, Block 111, North Norhill Subdivision. The property includes a historic 1,152 square foot, one-story wood frame single-family residence and a detached garage situated on a 10,000 square foot (100' x 100') interior lot.**Significance:** Contributing bungalow residence, constructed circa 1926, located in the Norhill Historic District.**Proposal:** Alteration – Windows/Door

Remove original wood 1-over-1 windows and install new wood windows. Also:

- West (side) elevation: Remove a non-original door and side over the opening; Remove a 1-over-1 window and shift it 1'-6" feet towards the rear.
- East (side) elevation: Remove a pair of wood 1-over-1 windows and install a smaller 1-over-1 window.

See enclosed application materials and detailed project description on p. 3-15 for further details.

ATTACHMENT A: Application Materials, pg. 15

Public Comment: No public comment received at this time.**Civic Association:** No comment received.

Recommendation: **Partial Approval: Approval to remove the side door and fill in the opening; Approval to replace window O with a wood 1-over-1 window of the same size in the same location; Denial of all other work.**

HAHC Action: **Partially Approved: Approval to remove the side door and fill in the opening; Approval to replace window O with a wood 1-over-1 window of the same size in the same location; Denial of all other work.**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS**Basis for Issuance:** HAHC Approval**Effective:** March 24, 2016

**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official

Date

3/25/2016

CITY OF HOUSTON | PLANNING & DEVELOPMENT DEPARTMENT | HISTORIC PRESERVATION OFFICE

1 OF 15

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The original wood windows are a distinguishing feature of the property and should be retained. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair except for window O which is missing a sash.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The original wood windows are a distinguishing feature of the property and should be retained. Historic windows are made of old-growth wood, are easily repaired due to their piece-meal construction and expand/contract with the house according to weather conditions. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair except for window O which is missing a sash.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The original wood windows are a distinguishing feature of the property and should be retained.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<i>Altering window locations removes interior shiplap which compromises the integrity of the building.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; and
<i>The original wood windows are a distinguishing feature of the property and should be retained. The alteration would result in the permanent loss of historic material and examples of craftsmanship such as the piece-meal construction that is indicative of historic windows. Altering window sizes and location also removes interior shiplap which compromises the integrity of the building. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair except for window O, which is missing a sash.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and |

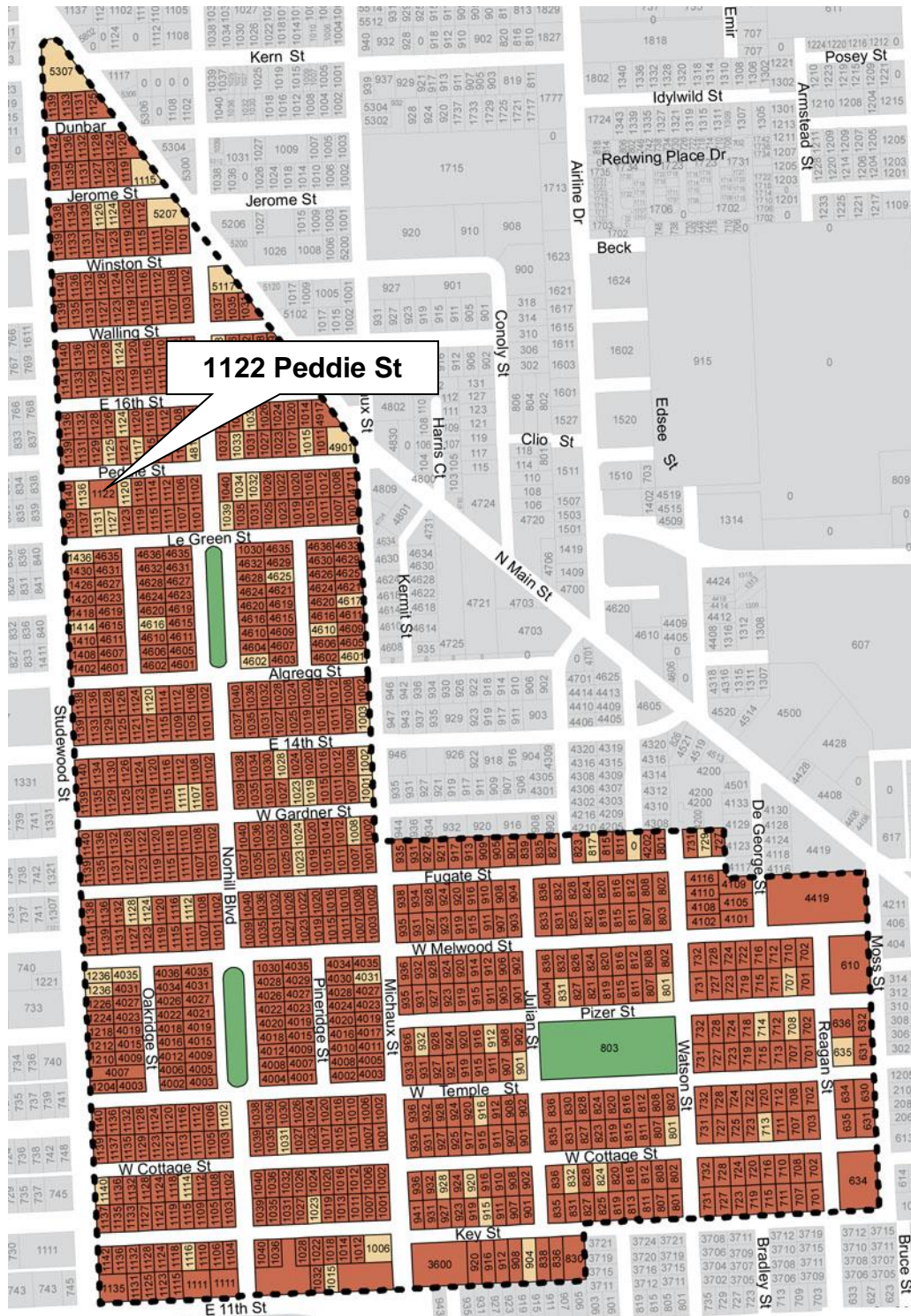
character of the property and the context area; and

The replacement windows are compatible in size, scale, and character with the existing windows.

- ☐ ☐ ☒ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT

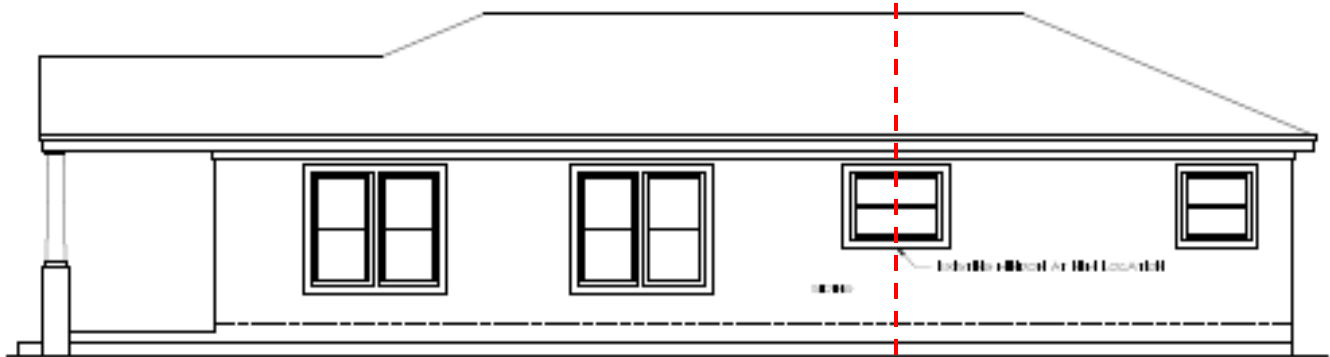


WEST SIDE ELEVATION

EXISTING



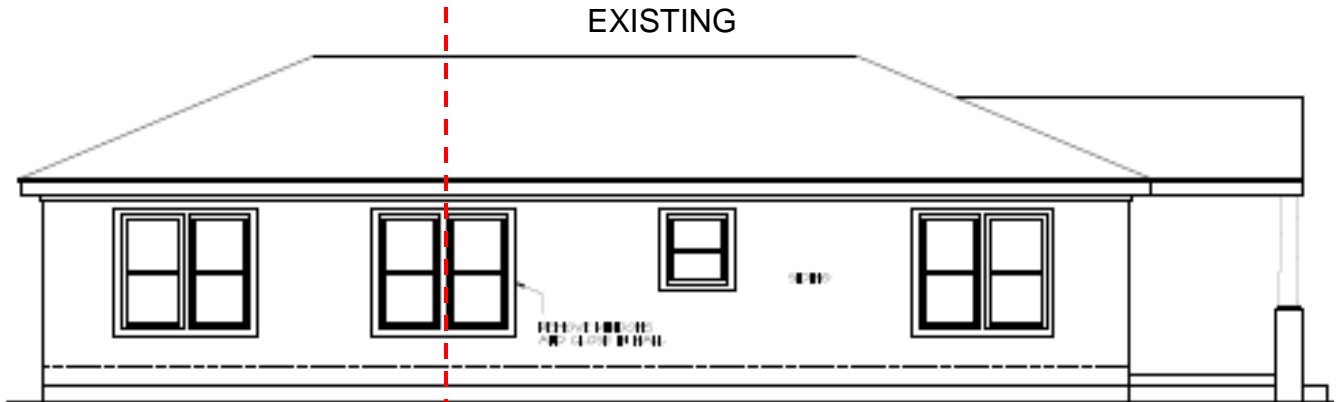
PROPOSED



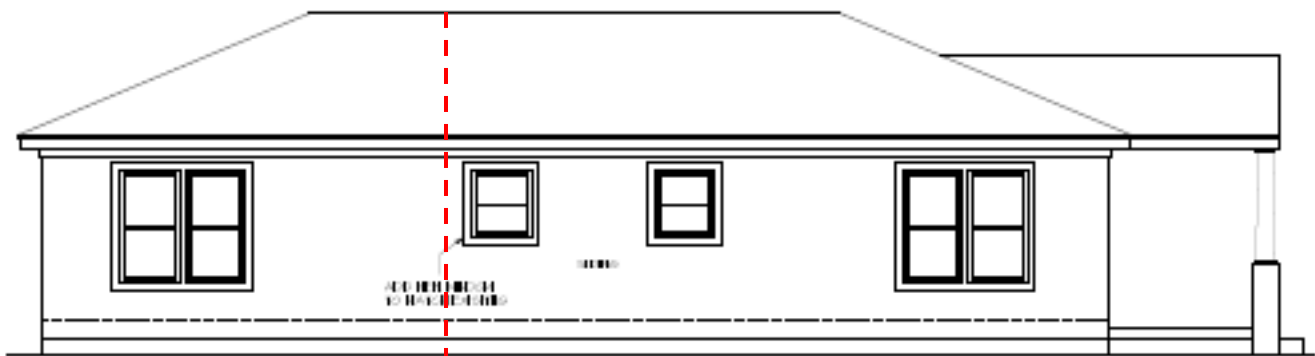
ORIGINAL REAR WALL

EAST SIDE ELEVATION

EXISTING



PROPOSED



ORIGINAL REAR WALL

SOUTH (REAR) ELEVATION
EXISTING

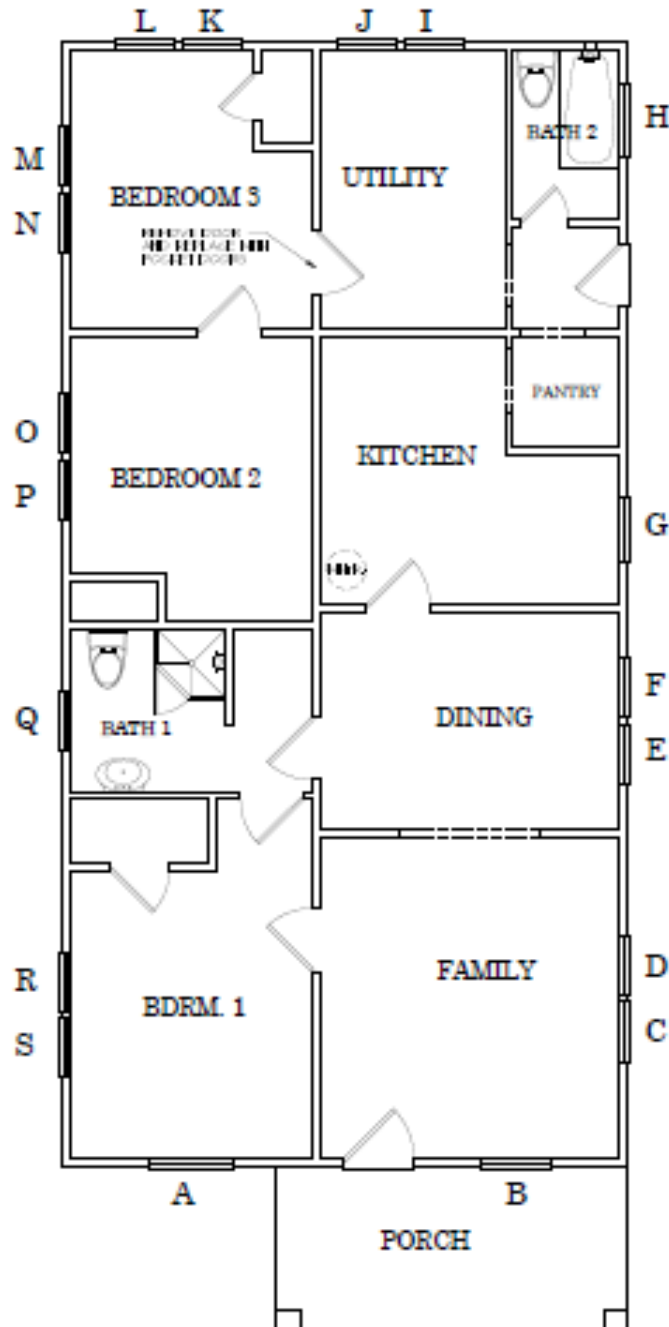


PROPOSED



SITE PLAN

EXISTING



PROPOSED WINDOWS

Windows Replacement

Windows are damaged and are none repairable. Below are the windows we will be replacing with along with the windows instructions and window type we will be using.



Pella Architect Series Wood Windows

(See attachments p-15622.pdf for window info)



We will do a precision fit and renovation pocket replacement

(See attachment 808F.pdf) for more information

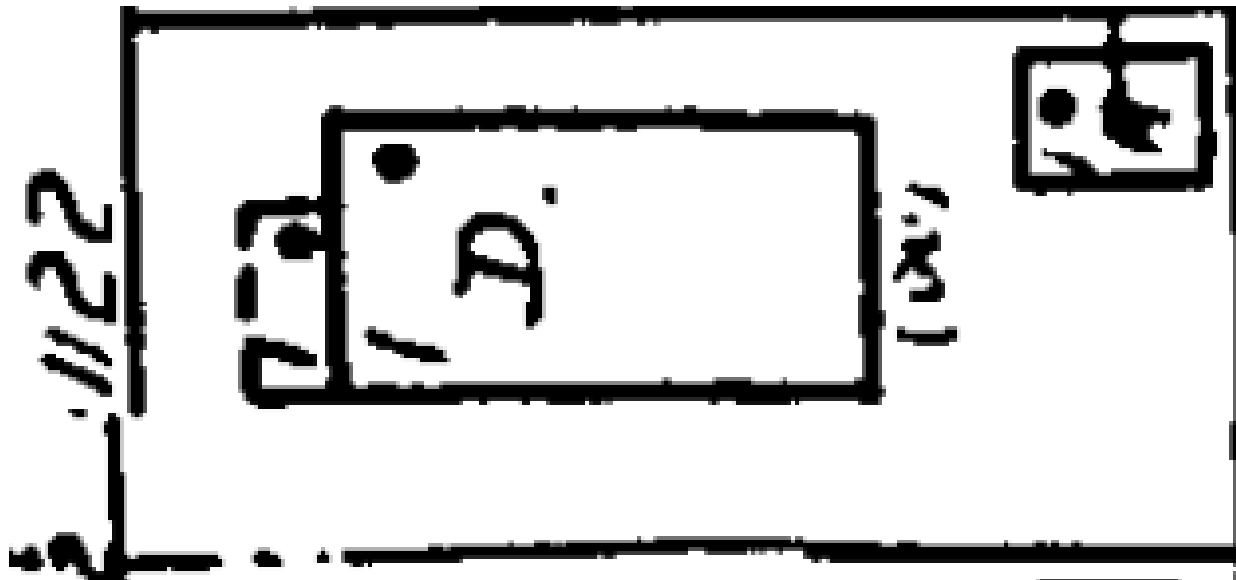
PHOTOS OF INTERIOR





SANBORN MAP

1924-1950 VOL 2, SHEET 275



PROJECT DETAILS

Windows/Doors: Wood 1-over-1 windows that will be replaced with wood windows.

Exterior Materials: Wood 1-over-1 windows, wood doors and asbestos siding. The alteration removes the windows and installs new wood windows in the same openings.

Front Elevation: This elevation contains two wood 1-over-1 windows. The alteration replaces these windows with
(North) wood 1-over-1 windows.

Side Elevation: This elevation contains six wood 1-over-1 windows and a pedestrian door. The alteration replaces
(West) five with new windows in the same location and removes the door and encloses the opening. The sixth 32" by 36" 1-over-1 window is removed and shifted 1'-6" towards the rear.

Side Elevation: This elevation contains seven wood 1-over-1 windows. The alteration removes two windows and
(East) installs a smaller 32" by 36" 1-over-1 window.

Rear Elevation: Not visible from public right-of-way.
(South)

ATTACHMENT A - APPLICATION MATERIALS

APPLICANT WINDOW ASSESSMENT AND PROPOSED WINDOW SPECS